



July 1, 2022

County of Sonoma
Permit and Resource Management Departments
2550 Ventura Avenue
Santa Rosa, CA 95403

Attention: Adam Sharron (adam.sharron@sonoma-county.org)

File Number: UPE22-0037
Applicant Name: Rex Restaurant Group LLC
Site Address: 9580 Hwy. 12, Kenwood

The Valley of the Moon Alliance (VOTMA) submits the following comments regarding the above referenced application, which requests a use permit for a new pizza restaurant in an existing commercial building at the corner of Highway 12 and Warm Springs Road.

VOTMA believes that the applicant could create a successful business at this location that will be popular in the community. What must not be allowed to happen, however, is for the proposed business' success to create parking or noise problems in the Kenwood neighborhood. Nobody wants to see a repeat of the problems that have occurred in Kenwood because of VJB's business success a couple blocks up the street.

Previous commercial uses of this property have not created any parking issues at this site, but those businesses attracted fewer customers than this proposed use is likely to attract. What should not occur is for customers of this proposed business to park on the side of Highway 12 or Warm Springs Road or Jessie Street or Helmick Road (who would then have to cross Highway 12). VOTMA has discussed this concern with the applicant Addison Rex, who fully understood and shared the concern, and advised us that he had already developed a solution – namely, the use of the adjacent vacant lot to manage any overflow parking that might arise. VOTMA believes that would be an acceptable solution.

Another concern VOTMA raised with the applicant was use amplified music outdoors. The neighborhood has enough noise, and amplified music outdoors is not necessary to sell pizza. The applicant stated that it was not his intent to have regular amplified music but did not want to pledge to never utilize it in the future. In light of the fact that the applicant lives close to this proposed business and is a known and trusted member of the community, VOTMA will rely on the applicant's good judgment not to disturb the community's neighbors with amplified music.

On the conditions that Permit Sonoma can confirm with the applicant that he has the right to use the adjacent empty lot for any overflow parking and will do so, and that the County determines that the septic upgrade is adequate for this business, VOTMA believes that this project will be a benefit to the community.

Respectfully submitted,

Kathy Pons
President of the Board
Valley of The Moon Alliance

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